

Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	PROJECTS	ACCOUNT	DEBT	
	FUND	FUND	FUND	GROUP FUND	ACCOUNT	GROUP FUND
ASSETS						
Cash - Operating Account	\$ 1,703	\$ -	\$ -	\$ -	\$ -	\$ 1,703
Investments:						
Acq. & Construction - Amenity	-	-	755,501	-	-	755,501
Acquisition & Construction Account	-	-	2,357,066	-	-	2,357,066
Interest Account	-	79	-	-	-	79
Reserve Fund	-	360,930	-	-	-	360,930
Revenue Fund	-	2,685	-	-	-	2,685
Sinking fund	-	23	-	-	-	23
Fixed Assets						
Construction Work In Process	-	-	-	4,934,636	-	4,934,636
Amount To Be Provided	-	-	-	-	13,070,000	13,070,000
TOTAL ASSETS	\$ 1,703	\$ 363,717	\$ 3,112,567	\$ 4,934,636	\$ 13,070,000	\$ 21,482,623
LIABILITIES						
Accounts Payable	\$ 60,357	\$ -	\$ -	\$ -	\$ -	\$ 60,357
Bonds Payable	-	-	-	-	13,070,000	13,070,000
TOTAL LIABILITIES	60,357	-	-	-	13,070,000	13,130,357

PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
					LONG-TERM DEBT ACCOUNT GROUP FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	363,717	-	-	-	363,717
Capital Projects	-	-	3,112,567	-	-	3,112,567
Unassigned:	(58,654)	-	-	4,934,636	-	4,875,982
TOTAL FUND BALANCES	(58,654)	363,717	3,112,567	4,934,636	-	8,352,266
TOTAL LIABILITIES & FUND BALANCES	\$ 1,703	\$ 363,717	\$ 3,112,567	\$ 4,934,636	\$ 13,070,000	\$ 21,482,623

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 407,264	\$ -	\$ (407,264)	0.00%
Developer Contribution	-	26,734	26,734	0.00%
TOTAL REVENUES	407,264	26,734	(380,530)	6.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,000	3,400	1,600	68.00%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	3,600	5,600	(2,000)	155.56%
District Counsel	4,000	4,065	(65)	101.63%
District Engineer	4,000	2,050	1,950	51.25%
District Manager	36,000	27,384	8,616	76.07%
Accounting Services	9,000	6,000	3,000	66.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,900	-	1,900	0.00%
Email Hosting Vendor	500	-	500	0.00%
Postage, Phone, Faxes, Copies	100	68	32	68.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	385	3,115	11.00%
Bank Fees	150	120	30	80.00%
Website Administration	1,500	1,000	500	66.67%
Miscellaneous Expenses	100	-	100	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	71	104	40.57%
Total Administration	82,025	56,684	25,341	69.11%
<u>Utility Services</u>				
Utility - Water	3,500	-	3,500	0.00%
Utility - Gas	4,000	-	4,000	0.00%
Utility - Electric	5,000	-	5,000	0.00%
Utility - StreetLights	25,000	-	25,000	0.00%
Total Utility Services	37,500	-	37,500	0.00%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	12,000	-	12,000	0.00%
Miscellaneous Maintenance	15,000	-	15,000	0.00%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Capital Improvements	3,500	-	3,500	0.00%

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Total Stormwater Control	35,000	-	35,000	0.00%
<u>Other Physical Environment</u>				
Amenity Center Cleaning & Supplies	7,500	-	7,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Contracts - Landscape	35,000	-	35,000	0.00%
Amenity Center Pest Control	2,500	-	2,500	0.00%
Insurance - General Liability	2,500	2,500	-	100.00%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Waterway Improvements & Repairs	1,500	-	1,500	0.00%
Plant Replacement Program	1,000	-	1,000	0.00%
R&M - Amenity Center	1,000	-	1,000	0.00%
Irrigation Maintenance	2,500	-	2,500	0.00%
Total Other Physical Environment	99,500	2,500	97,000	2.51%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Other Fees and Charges</u>				
Reserve - Contingency	2,500	-	2,500	0.00%
Total Other Fees and Charges	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	257,525	59,184	198,341	22.98%
Excess (deficiency) of revenues				
Over (under) expenditures	149,739	(32,450)	(182,189)	-21.67%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	149,739	-	(149,739)	0.00%
TOTAL FINANCING SOURCES (USES)	149,739	-	(149,739)	0.00%
Net change in fund balance	\$ 149,739	\$ (32,450)	\$ (481,667)	-21.67%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(26,204)		
FUND BALANCE, ENDING		\$ (58,654)		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2021 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,709	\$ 8,709	0.00%
Special Assmnts- Tax Collector	717,933	-	(717,933)	0.00%
Special Assmnts- CDD Collected	-	754,704	754,704	0.00%
TOTAL REVENUES	717,933	763,413	45,480	106.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	280,000	320,000	(40,000)	114.29%
Interest Expense	437,933	441,773	(3,840)	100.88%
Total Debt Service	717,933	761,773	(43,840)	106.11%
TOTAL EXPENDITURES	717,933	761,773	(43,840)	106.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,640	1,640	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		362,077		
FUND BALANCE, ENDING		\$ 363,717		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 137,861	\$ 137,861	0.00%
TOTAL REVENUES	-	137,861	137,861	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	4,694,177	(4,694,177)	0.00%
Total Construction In Progress	-	4,694,177	(4,694,177)	0.00%
TOTAL EXPENDITURES	-	4,694,177	(4,694,177)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,556,316)	(4,556,316)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,668,883		
FUND BALANCE, ENDING		<u>\$ 3,112,567</u>		

PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,934,636		
FUND BALANCE, ENDING		<u>\$ 4,934,636</u>		

PARK EAST CDD

Bank Reconciliation

Bank Account No. 5629 TRUIST- GF OPERATING
 Statement No. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	1,702.51	Statement Balance	2,187.01
G/L Balance	1,702.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,187.01
Subtotal	1,702.51	Outstanding Checks	484.50
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,702.51	Ending Balance	1,702.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/8/2023	Payment	DD396	Payment of Invoice 000057	4,040.63	4,040.63	0.00
5/12/2023	Payment	1040	INFRAMARK LLC	10,155.06	10,155.06	0.00
5/12/2023	Payment	1041	NICHOLAS J. DISTER	200.00	200.00	0.00
5/12/2023	Payment	1042	RYAN MOTKO	200.00	200.00	0.00
5/12/2023	Payment	1043	STEVEN K. LUCE	200.00	200.00	0.00
5/12/2023	Payment	1044	INFRAMARK LLC	4,375.00	4,375.00	0.00
5/12/2023	Payment	1045	STRALEY ROBIN VERICKER	325.00	325.00	0.00
5/25/2023	Payment	1046	STANTEC CONSULTING SERVICES	333.00	333.00	0.00
5/22/2023		JE000126	Bank fee - prior period	15.00	15.00	0.00
Total Checks				19,843.69	19,843.69	0.00
Deposits						
5/5/2023		JE000112	CK#1659### - for US Bank Payment	G/L Ac 4,040.63	4,040.63	0.00
5/12/2023		JE000114	CK#1660### - Dev Fund 090922	G/L Ac 17,692.91	17,692.91	0.00
5/31/2023		JE000127	Interest Revenue	G/L Ac 0.03	0.03	0.00
Total Deposits				21,733.57	21,733.57	0.00
Outstanding Checks						
5/25/2023	Payment	1047	STRALEY ROBIN VERICKER	484.50	0.00	484.50
Total Outstanding Checks				484.50		484.50